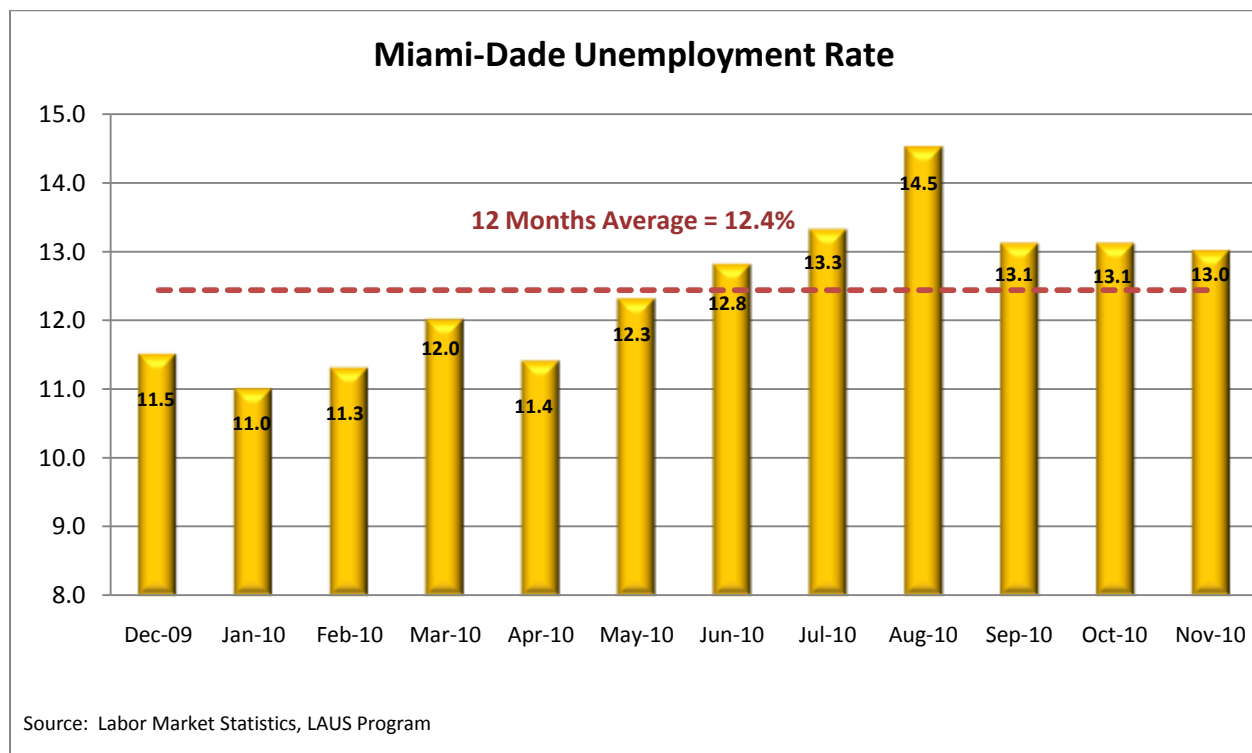


## *Miami-Dade County Economic Indicators*

### Employment

In November 2010, the unemployment rate for Miami-Dade County was slightly down from a month earlier at 13.0 percent. This rate followed a steady mark at 13.1 percent during the previous two months. For the 12 months ending in November 2010, the unemployment rate averaged 12.4 percent, an increase of 2.1 percentage points from the same period a year earlier.

	Sept. 2010	Oct. 2010	Nov. 2010	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Labor Force</b>	<b>1,285,492</b>	<b>1,299,794</b>	<b>1,292,561</b>	<b>1,240,874</b>	<b>1,280,079</b>
Employment	1,117,253	1,129,503	1,124,451	1,112,833	1,120,715
Unemployment Rate	13.1%	13.1%	13.0%	10.3%	12.4%
<b>Non agricultural Employment</b>	<b>975,300</b>	<b>980,500</b>	<b>987,100</b>	<b>989,483</b>	<b>976,575</b>



# Miami-Dade County Economic Indicators

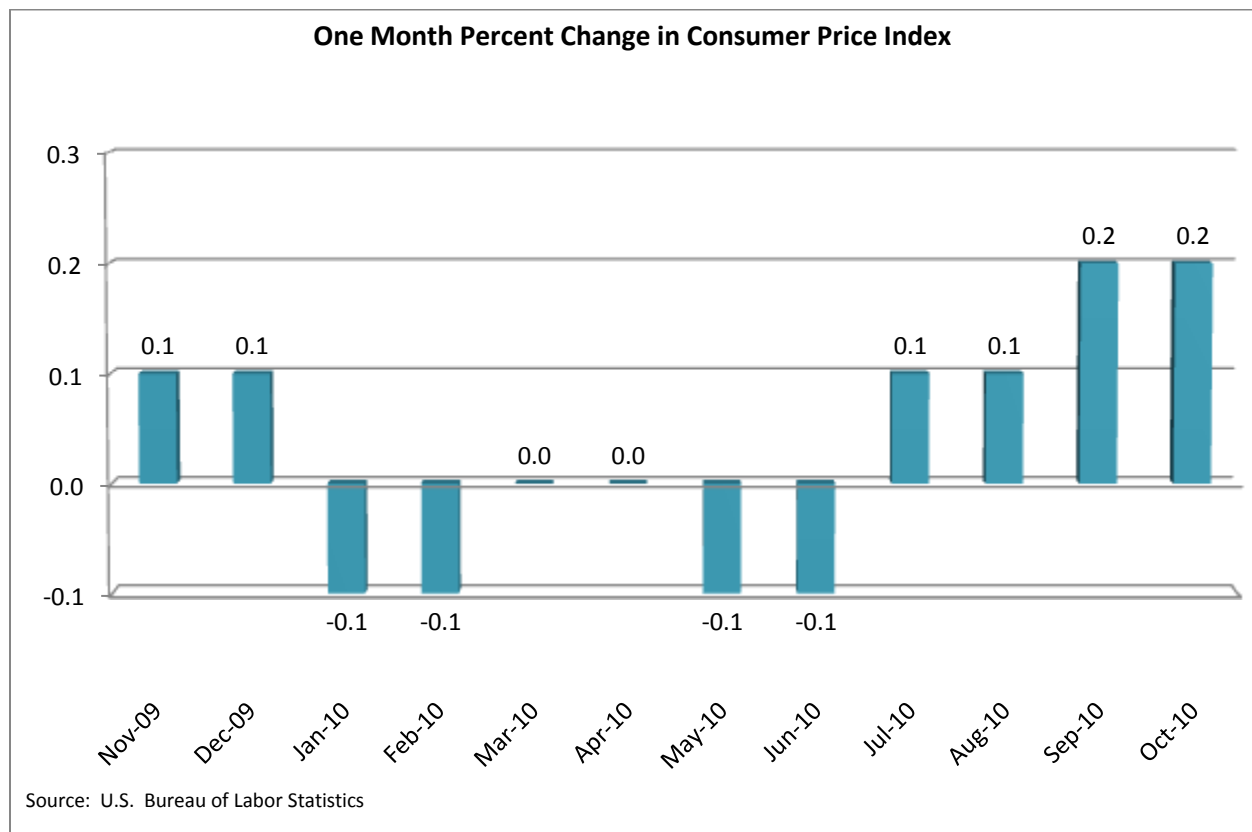


## Consumer

The Miami-Fort Lauderdale Consumer Price Index for All Urban Consumers (CPI-U) increased slightly over the two-month (September-October) pricing period to a level of 223.631 (1982-84 = 100). For the past 12 months ending in October 2010, the urban consumer price index was little changed to an average index level of 222.765 on the previously mentioned basis.

Miami-Dade taxable sales for October 2010 were slightly above the previous month by less than one percent. For the 12 months ending in October 2010, taxable sales were up by 2.7 percent over the same period a year ago.

	Aug. 2010	Sept. 2010	Oct. 2010	12 Months Last Year	12 Months This Year
CPI-U (1982-84 = 100)	222.803	223.217	223.631	220.862*	222.765*
Taxable Sales (\$Million)	2,832.2	2,824.8	2,834.2	34,216.0	35,137.7
Index of Retail Activity	123.1	124.4	126.3	118.9*	122.3*



\* Reported on an annual average basis.

# Miami-Dade County Economic Indicators

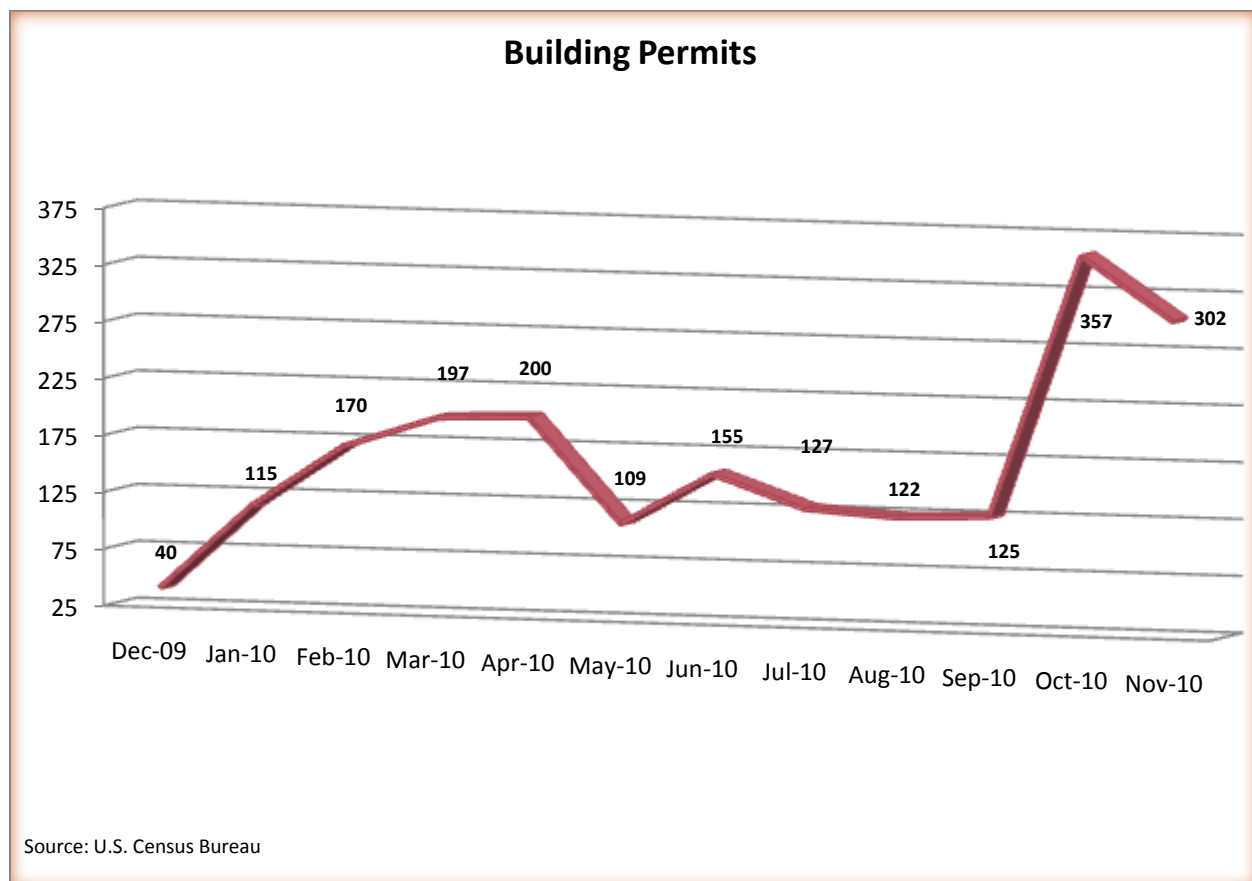


## Construction

Residential building activity is measured by the number of building permits issued. For the month of November 2010 there were 302 permits issued in Miami-Dade County. This is a decrease of 55 permits from the previous month. The total number of permits issued in the twelve-month period ending in November 2010 amounted to 2,019. This is in contrast to the 1,423 permits issued over the same time period a year ago.

Miami-Dade reported a building valuation of \$31,918 million in November 2010, up from \$27,380 million in September 2010. For the 12 months ending in November 2010, building valuation increased by 32.8 percent from the previous period.

	Sept. 2010	Oct. 2010	Nov. 2010	12 Months Last Year	12 Months This Year
Building Permits	125	357	302	1,423	2,019
Value (\$ Million)	\$21,726	\$27,380	\$31,918	\$206,275	\$274,011



# Miami-Dade County Economic Indicators

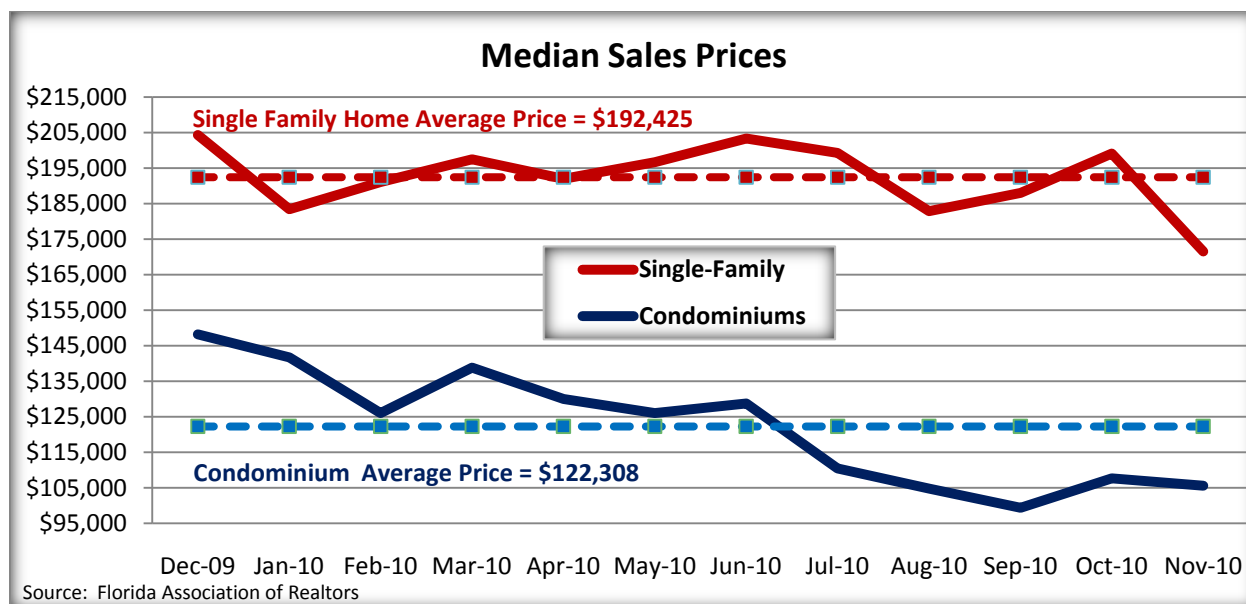


## Real Estate

**Single-Family:** Miami-Dade's existing single-family home sales increased 24.4 percent in November 2010 with a total of 679 homes sold. This compares with 546 homes sold in October 2010. In November, the median sales price for single-family units was \$171,500, down 13.9 percent from the sales price reported a month earlier. On a year-to-year basis, homes sales increased 10.8 percent. However, the average sales price dropped 1.7 percent to \$192,425.

**Condominium:** Existing condo sales increased 37.3 percent in November 2010 over the units sold in October 2010. Following the opposite trend, the median sales price for condos decreased 1.9 percent during the same period. During the last 12 months, condo sales increased 46.0 percent. Over the same period, the average sales price was \$122,308; a year ago, it was \$145,017 for a 15.7 percent decline.

	Sept. 2010	Oct. 2010	Nov. 2010	12 Months Last Year	12 Months This Year
<b>Single-Family</b>					
Number of Sales	582	546	679	6,493	7,197
Median Sales Price	\$188,000	\$199,100	\$171,500	\$195,792	\$192,425*
<b>Condominiums</b>					
Number of Sales	833	757	1,039	6,546	9,559
Median Sales Price	\$99,400	\$107,700	\$105,600	\$145,017	\$122,308*



\* Reported on an annual average basis.

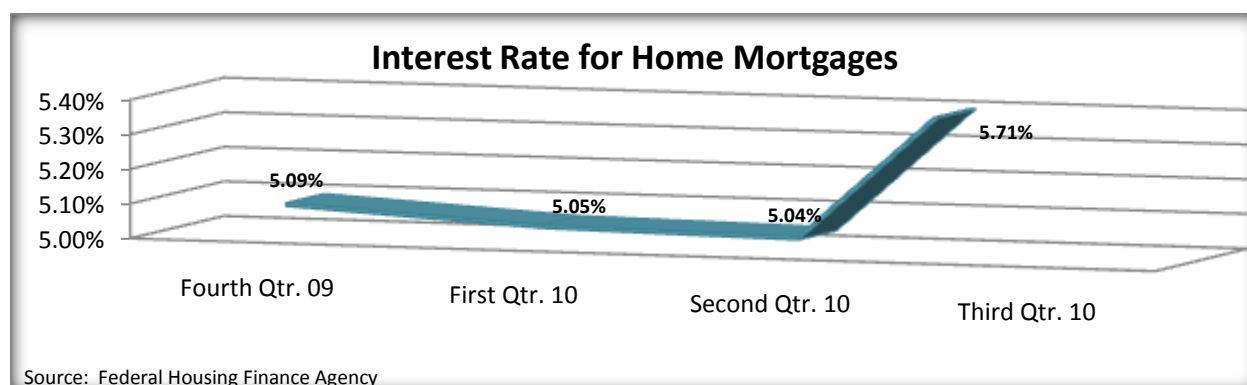
# Miami-Dade County Economic Indicators



## Home Mortgages

In the third quarter of 2010, according to survey data from the Federal Housing Finance Agency, the average contract interest rate on mortgage loans for the Miami metropolitan area increased 67 basis points to 5.71 percent from 5.04 percent in the previous quarter. However, the quarterly average interest rate has decreased 19 basis points over the last 12 months.

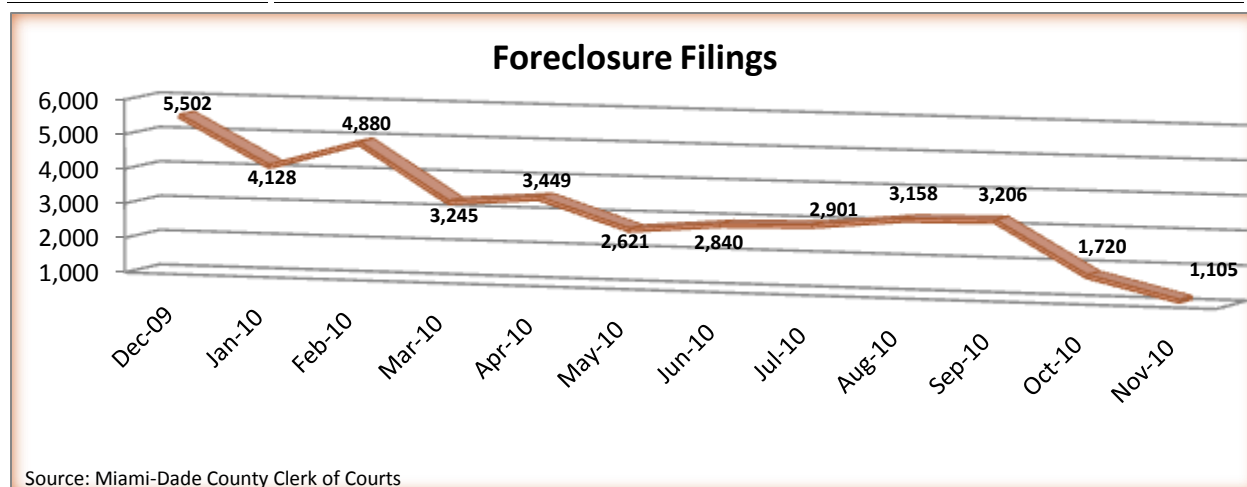
	Qtr I 2010	Qtr II 2010	Qtr III 2010	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Interest Rate</b>	5.05%	5.04%	5.71%	5.41%	5.22%



## Foreclosures

The number of foreclosure filings reported in November 2010 went down 35.8 percent from the comparable number in the previous month. In the 12 months from October 2009 to November 2010 the number of foreclosure filings was 38,755, down by 39.6 percent from the previous period.

	Sept. 2010	Oct. 2010	Nov. 2010	12 Months Last Year	12 Months This Year
<b>Filings</b>	3,206	1,720	1,105	64,207	38,755



# Miami-Dade County Economic Indicators



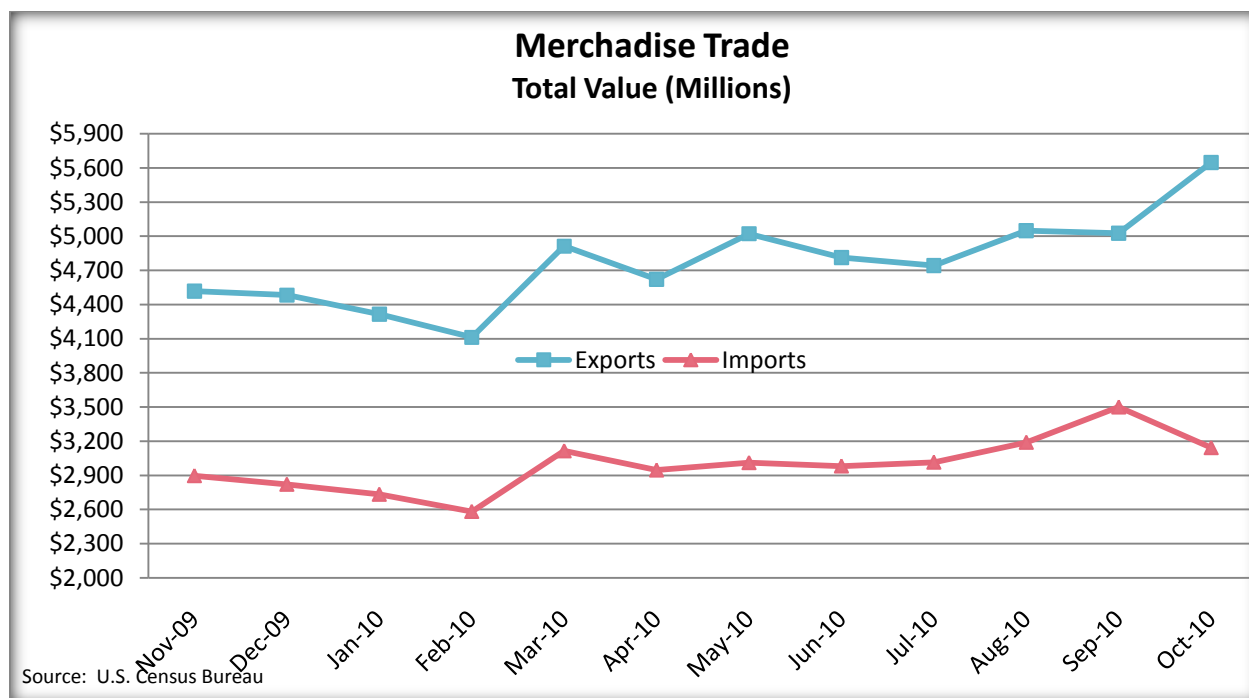
## International Trade

In October 2010, merchandise trade processed through the Miami Customs District totaled \$8,790.50 million. This represents an increase by 3.1 percent from the previous month. For the period September 2009 to October 2010 merchandise trade levels went up 18.3 percent from the levels reported during the same period a year ago.

**Imports:** Import volume activity through the Miami Customs District decreased 10.2 percent in October 2010 to \$3,142.60 million as compared with \$3,499.49 million in the previous month. However, during the twelve-month period ending in October 2010, imports increased 22.8 percent over the same period last year to \$35,932.68 million.

**Exports:** Exports from the Miami Customs District increased 12.4 percent in October 2010 to \$5,647.90 million as compared with \$5,025.81 million in the previous month. During the twelve-month period ending in October 2010, exports increased 15.7 percent over the same period last year to \$57,260.90 million.

	August 2010	Sept. 2010	Oct. 2010	12 Months Last Year	12 Months This Year
Merchandise Trade (\$ Million)	\$8,237.60	\$8,525.30	\$8,790.50	\$78,777.56	\$93,193.58
Imports (\$ Million)	\$3,189.63	\$3,499.49	\$3,142.60	\$29,271.60	\$35,932.68
Exports (\$ Million)	\$5,047.97	\$5,025.81	\$5,647.90	\$49,505.96	\$57,260.90



# Miami-Dade County Economic Indicators

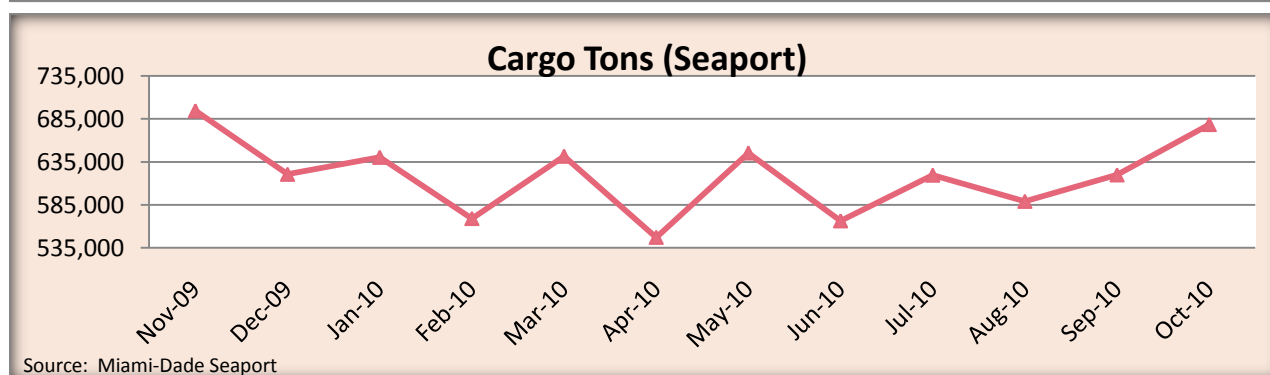
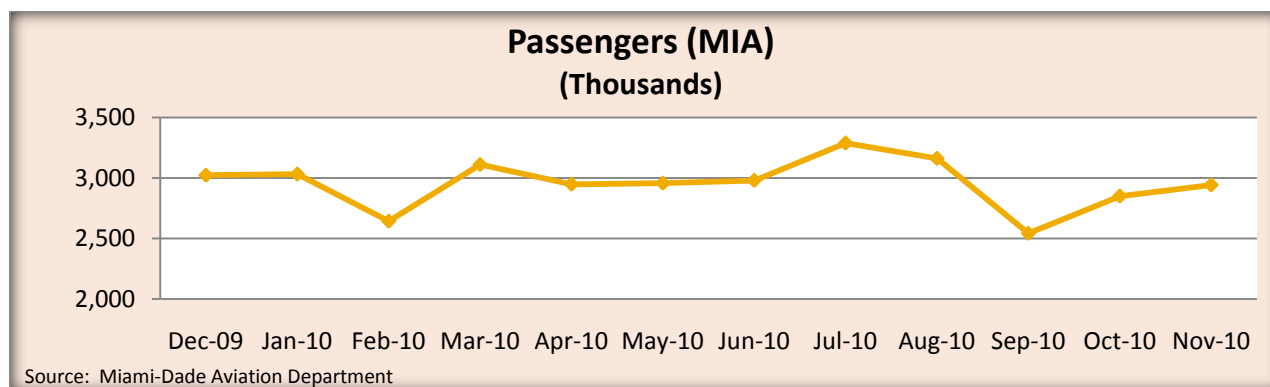


## Transportation

**Passengers:** Airport passenger activity for MIA increased by 3.3 percent in November 2010 from the previous month. Airport passenger visiting and leaving the Airport total 2,944,000 in November 2010 as compared to 2,851,000 in the previous month. For the past 12 months, passenger count was up 4.8 percent from the previous period. Seaport passenger count increased 39.5 percent in October 2010 from the number of passengers in the previous month. For the period September 2009 to October 2010 passengers went up by 3.5 percent from the same period a year ago.

**Cargo:** Freight tonnage for MIA increased 7.8 percent in November 2010 to 173,024 tons as compared with 160,456 tons in the previous month. During the twelve-month period ending in November 2010, freight tonnage went up 19.7 percent over the same period last year to 1,975,420 tons. Cargo activity at the Seaport increased 9.5 percent in October 2010 to 678,600 tons. The total tonnage of the last 12 months is higher by 10.1 percent from the tonnage of a year ago.

		Sept. 2010	Oct. 2010	Nov. 2010	12 Months Last Year	12 Months This Year
<b>Passengers:</b>	Air (MIA) (1,000)	2,543	2,851	2,944	33,861	35,488
	Sea (Seaport)	249,874	348,499	N/A	4,082,334	4,224,714
<b>Cargo:</b>	Air (Freight-Tons)	155,934	160,456	173,024	1,650,135	1,975,420
	Sea (Tons)	619,918	678,600	N/A	6,750,915	7,432,734



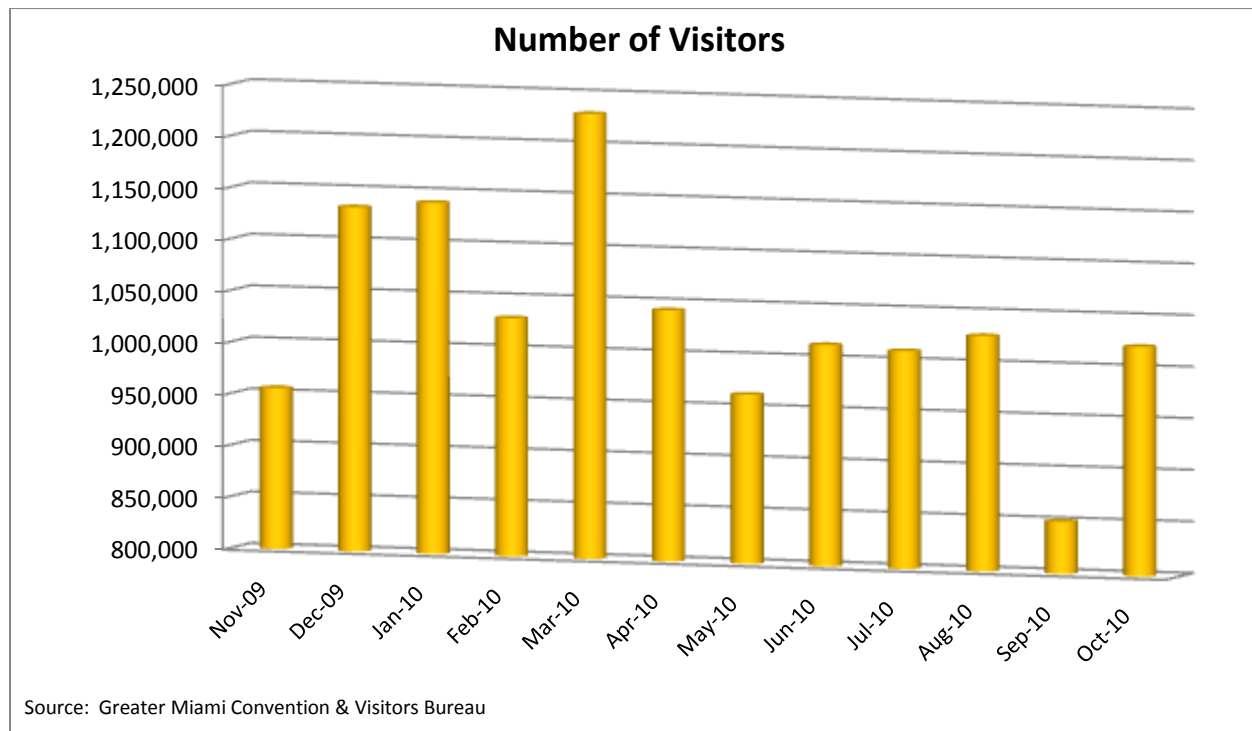
# Miami-Dade County Economic Indicators



## Visitor Industry

The number of overnight visitors in Miami-Dade during October 2010 increased 20.2 percent to 1,022,500 from 850,800 in the previous month. Likewise, for the twelve-months ending in October 2010 the total number of visitors went up 4.3 percent over the same period a year ago.

	Aug. 2010	Sep. 2010	Oct. 2010	12-Months Last Year	12-Months This Year
<b>Total Visitors</b>	1,028,200	850,800	1,022,500	11,912,274	12,427,548
Domestic	492,500	444,100	536,800	6,228,274	6,470,598
International	535,700	406,700	485,700	5,684,000	5,956,950



Note: All annual data reported on a cumulative year-to-date basis.

Source: Miami-Dade County, Department of Planning and Zoning, Research Section.